

# \$1,295,000 - 2634 Black Bear Dr, New Braunfels

MLS® #1511642

## \$1,295,000

4 Bedroom, 4.00 Bathroom, 4,281 sqft  
Residential on 2.58 Acres

HAVENWOOD AT HUNTERS CROSSING, New Braunfels, TX

Own your very own piece of the Hill Country. Short commute to Austin or San Antonio, right in the heart of the Hill Country. This immaculate home brings together a traditional design with modern upgrades. Too many upgrades to list! Main home features 4 large bedrooms with 3 full baths and a 1/2 bath for guests, as well as an office, movie room and oversized 3 car garage. Guest home features one bedroom apartment with 2 car garage. Each home features a stunning walk-out deck with gorgeous views. Property is 2.58 fully fenced acres with private gated entrance. This home is a must see! The desirable Havenwood Community has 3 pools, tennis court, basketball court, t-ball field, playground & walking trails. Call to schedule your private showing today.

Built in 2011

## Essential Information

MLS® #	1511642
Price	\$1,295,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,281
Acres	2.58
Year Built	2011



Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Texas Hill Country, Traditional
Status	Pending

### Community Information

Address	2634 Black Bear Dr
Subdivision	HAVENWOOD AT HUNTERS CROSSING
City	New Braunfels
County	Comal
State	TX
Zip Code	78132-4179

### Amenities

Amenities	Basketball Court, BBQ/Grill, Controlled Access, Sports Court, Park/Playground, Pool, Tennis, Jogging Trails, Volleyball Court
Parking	Attached, Detached, Oversized, Side Entry
Pool	None

### Interior

Interior	1st Floor Lvl/No Steps, One Living Area, Two Eating Areas, Attic - Floored, Attic - Pull Down Stairs, Attic - Storage Only, Breakfast Bar, Cable TV Available, Eat-In Kitchen, High Ceilings, High Speed Internet, Island Kitchen, Laundry Main Level, Media Room, Open Floor Plan, Separate Dining Room, Study/Library, Telephone, Utility Room Inside, Walk in Closets, Walk-In Pantry
Appliances	Built-In Oven, Chandelier, Cook Top, Ceiling Fans, Disposal, Dryer Connection, Dishwasher, Gas Cooking, Ice Maker Connection, Self-Cleaning Oven, Water Softener (owned), Smoke Alarm, Washer Connection
Heating	Central
Cooling	One Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	2

### Exterior

Exterior	4 Sides Masonry, Stucco, Stone/Rock
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Lot Description	2 - 5 Acres, County Vlew, On Greenbelt, Mature Trees (ext feat)
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

### **School Information**

District	Comal ISD
Elementary	Hoffman Lane
Middle	Not Applicable
High	Canyon

### **Listing Details**

Listing Office	1st Brokerage
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